

TURNBERRY QUARTERLY

The Official Newsletter for Residents of Turnberry Condominiums at 125 N Buffalo Grove Rd

Turnberry Profile — Dese Smet

In 1991, Dese Smet retired from his 28-year career at Allstate Insurance Company as a unit manager. It was not, however, until 2006, that he considered simplifying other areas of his life, including his large home in Wheeling. "Our son and daughter were gone, and it was time to get rid of the house." He and his wife Dorothy began looking around the area. Dese had watched Turnberry being built and was impressed with its solid structure. "This place was built with lots of steel, and it was built to last." And when he saw the 1759-square-foot model, he said to Dorothy, "This is it." Unfortunately, after arriving in 2006, his daughter Joanne passed away, and in 2008, his wife Dorothy succumbed to cancer.



members and the property management to keep Turnberry fiscally sound and aesthetically attractive. "We want to continue to attract residents who appreciate living in such a good building and in an area with so many conveniences."

It was also in 2008 that Dese volunteered to run for the Board of the homeowners' association. "I had the experience from being on the Wheeling Planning Commission for 4 years, and I wanted to look out for my new neighbors. I think it's important that we consider how we can make our lives here better." To that end, Dese has spent many hours working with other board

Safety Tips from the Buffalo Grove Fire Department

- If your clothing is on fire, drop and roll to extinguish the fire.
- If a fire occurs in your home, hit the floor and crawl on your hands and knees. A clean air space is more likely to be near the floor than higher up in the room.
- As soon as safely possible, call 911 and locate yourself for fire personnel to assist.
- Feel if a closed door is warm to the touch. If so, do not open it. Place wet towels at the door to contain the heat and fire.
- Do not use the elevator in an emergency.
- If you can, get to the stairwell on your floor and take the stairs to an outside exit.

The stairwell is rated as a 2-hour firewall. If you are not able to navigate the stairs, stay in the stairwell. Fire personnel know to look for residents there.

- If you cannot get to a stairwell, protect yourself in your condo by heeding the tips given above. Do NOT stand on your balcony; the fire department considers it the least safe place to be.
- Hallway doors are rated as 20-minute firewalls. Stay clear of them, if possible.
- Consider purchasing a fire escape ladder which can reach approximately 3 floors. The ladder is only useful if you know how to use it and have practiced your escape.

Here's a Helpful Hint...



When trying to maneuver the hotel carts from the garage to your condo, make certain that the stationary wheels are in the front. The two pivoting wheels should be in the back

facing you as you push the cart. This positioning gives the flexibility needed to move the cart without hitting walls or driving yourself crazy.

Afterword

The *Turnberry Quarterly* staff was gratified by the positive response to the first issue of the newsletter. We hope to continue providing useful information, updating residents on various rules and regulations, and fostering a feeling of camaraderie and community.

Please continue to read and send us your feedback and ideas for future articles. Our e-mail is TurnberryQuarterly@gmail.com.

Turnberry Quarterly Staff

A Note from the Property Manager

Hello everyone! We are thinking Spring and hoping it won't be too much longer before we begin to see the flowers bloom! Winter has been tough for everyone, so we hope you are thinking warm thoughts.

I would like to start off by reminding owners that they may request copies of meeting minutes, once the minutes have been adopted by the Board. The meeting minutes serve as a summary of the business conducted at that meeting which may help those who were not able to attend stay informed. Minutes from a meeting are normally adopted at the next open Board meeting.

I am very pleased to announce that all units at Turnberry are in compliance with the Dryer Vent and Duct-cleaning rule. I would like to thank each of you for doing your part to help keep Turnberry safe. In order to help ensure safety and maintain property values for you and your neighbors, there are several types of routine maintenance that you can do. For example, routine inspections and filter changes on your furnace/ventilation system; you may also want to have your toilet seal/gasket(s) checked/replaced every few years to ensure that they don't fail and leak into your unit and on to your neighbor below. We hope to use this newsletter as a way to periodically provide helpful tips for you.

Turnberry has seen some common-area improvements made over the last few months. Hopefully you have all noticed (and enjoyed!) the new lobby bench. The old one was damaged and has been replaced with this new and more comfortable bench. It has given the elevator lobby a more spacious look, and the new mailroom decoration has added a welcoming touch. In addition to these items, the floors in the trash chute rooms have now been tiled. This was done not only because the concrete floor had become somewhat unsightly, but also for sanitary reasons. Your Board has been committed to finding reasonable ways to help maintain property values during difficult economic times and keep Turnberry as safe as possible.

Speaking of safety, your lobby and garage camera systems are a very important part of the overall security at Turnberry. When you have a visitor arrive, we encourage you to take advantage of this system by turning your TV to Channel 19 to use these cameras. If you have an upgraded cable package, you may have to contact Comcast to ensure you have access to the security channel. This way you can verify that your guests are who they say they are. This camera security system relies on the Association's contract with Comcast. When you are ready to let your guest in the building, press and hold the number "6" on your phone to unlock the door. Please see the enclosed article regarding Comcast for information on the upcoming Digital Conversion, and how it affects you.

If you are on the go a lot (like me) and have a hard time finding time to sit down and pay your bills, you might be interested in the automatic withdrawal of your Turnberry monthly assessments through Foster/Premier. This program will not only save you the time and cost of writing and mailing a check, it also saves cost to the Association by minimizing the clerical costs (postage/paperwork/labor). Additionally, by saving cost to the Association, you would be helping the Board keep homeowners' monthly assessments down. If you would like to help contribute to the financial health of the Association, please feel free to contact me for the enrollment form.

The following are a few friendly reminders of rules for the community. Please take the time, if you haven't already, to review your Rules & Regulations for additional important rules.

- If you, or a tenant, are moving in/out, please be sure to schedule the move date with management so that the elevator can be padded. This should also be done when having furniture or other large items delivered. More specific details on moving instructions can be found in the Rules, along with the move

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A Note from the Property Manager *(continued from page 1)*

security deposit amounts.

- The luggage carts in the lobby are available as a courtesy for all residents to use. Please keep in mind that these carts are meant to assist you with carrying packages/bags up to your unit but should be returned as quickly as possible after use.
- Please be sure to tie all trash bags before placing them in the chute. Larger items must not be placed in the trash chute, as this could damage the chute. Please also break down any boxes before placing them in the recycle bin.
- Smoking is not permitted within the common areas of the building. If you smoke within your home, please try to keep the air

circulating to help avoid the scent drifting into the hallway and other units.

- Items should not be left outside of your storage locker in the garage. This is not only unsightly, but it also puts your items at risk.
- If you are renting out your unit, please keep in mind that the Association must have a copy of the current lease and tenant name and contact information. It is very important that we have this information on file, in case of an emergency.

If you have any questions, please feel free to contact me.

Kind regards,
Katrina Steckervetz

It's Time to Make Yourself Count

According to the U.S. Census Bureau, it should take approximately 10 minutes for each person to complete the 2010 census form recently sent to households. The 10-question form must be mailed back by April 1 in order for it to be counted.

The US Constitution requires that a national census be taken every 10 years, and the first census was conducted in 1790. Over the centuries, the importance of the census has risen with the growth of the U.S. population. The federal government allocates more than \$300 billion to states and communities based, partly, on their population. Funds for highway planning, transit, unemployment insurance, and medical assistance are a few of the many programs

that depend upon population data to receive funding. According to the Indian Trails Library, "...cities, libraries, and schools also receive funding based on the population count."

One fear people have is that the information contained on the census form can be given to other agencies. This fear is unfounded. By law, the Census Bureau cannot share any data with anyone, including federal, state, and local agencies.

For Buffalo Grove to receive its fair share of federal funding, it is important that everyone completes the census form and returns it no later than **April 1, 2010**.

Comcast Digital Conversion Set for August

The deadline for Comcast's digital conversion in this area is currently set for August 24, 2010, per a newsletter from the Village of Buffalo Grove. This means that homeowners will lose almost all of their channels unless they obtain and install a Digital Transport Adapter on every television in their home.

However, there is some good news. Comcast currently offers the first two adapters free, providing the customer picks them up at a local Comcast office. Comcast can also ship them to homeowners, and the first two would cost only the shipping charges. Each

adapter comes with instructions for installation and activation. Anyone who needs assistance may call Comcast, and, for approximately a \$16.00 installation fee, Comcast will provide help.

Anyone who has upgraded Comcast channel packages that require a receiver should not need this equipment on the televisions connected to receivers.

You may contact Comcast at 1-800-COMCAST (1-800-266-2278) for additional information.

Recycling Rules and Regulations

Residents at Turnberry are fortunate to have ready access to a recycling bin that takes all combined

recyclable materials—paper, plastic containers, metal cans, aluminum foil, and glass containers. We need to

be aware, however, that some items often assumed to be recyclable are not. According to the Solid Waste Agency of Lake County (SWALCO), the following guidelines apply:

- No cardboard that contains food residue or wax-coating
- No bath tissue, paper towels, photos, or paper coated with food, wax, or foil
- No fire extinguishers, propane tanks, wire clothes hangers, small appliances, batteries, or auto parts
- No light bulbs, mirrors, ceramics, window glass, or auto glass

SWALCO also holds periodic collections for electronic

Renters' Rights

Beginning in the 1970's and continuing today, states have enacted laws to protect renters from unscrupulous or lax landlords. Illinois was in the foreground of providing protection for renters with its version of the Uniform Residential Landlord and Rental Act. Under Illinois law, a tenant has the right to inhabit what is called "fit premises." This means that the landlord must comply with all state and local health and housing codes, and must make all necessary repairs in a timely manner. Additionally, tenants must receive their security deposit within 45 days of vacating the premises. If the landlord intends to keep any or all of the deposit, the tenant must receive a written itemized accounting within 30 days of leaving the property.

The Lease

This agreement to rent a property should be clearly written stating the amount of the rent, the length of the lease, and the responsibilities of both the landlord and the tenant. Renters should not rely upon verbal promises because they cannot always be enforced in court.

Tenant Responsibilities

Tenants should schedule a walk-through prior to moving in, noting the condition of the property and making a list of any damage that exists. They should check for stains, broken appliances, improperly-working bathroom and kitchen facilities, and non-functioning electrical outlets. Taking pictures is a good idea, especially if the landlord does not accompany the tenants on the walk-through. Tenants must also keep the property clean, pay rent when it is due, give the landlord notice before moving out, and inform the landlord of any problems.

equipment. These collections are free and open only to Lake County residents. Acceptable items include the following:

personal computers	stereos
monitors	CD players
computer drives	DVD players
keyboards	VCRs
scanners	cameras
printers	video games
PDA organizers	fax machines
telephones	shredders
televisions	microwaves
MP3 players	small appliances

Check the SWALCO website at <http://www.lakecountyl.gov/swalco/default.htm> for dates, times, and locations.

Landlord Responsibilities

The landlord must keep the property up to local building codes, keep it safely maintained, give written notice before ending the lease, and not enter the property without advance notice, except in the case of an emergency.

Landlords and tenants have a symbiotic relationship. Mutual trust, respect, and articulated responsibilities are essential to make this relationship work.

Dog and Cat Licenses Required by Buffalo Grove

Residents are reminded that the Village of Buffalo Grove requires all dogs and cats to have licenses. For a \$10.00 fee, you can purchase the license at the Village Hall. You are also required to submit a copy of your animal's rabies certificate when you apply for a license.

In addition to the license, Buffalo Grove has a number of other ordinances pertaining to dogs:

- Dogs must be leashed when on any street, sidewalk, parkway, or other public area.
- The leash cannot be longer than 8 feet; leashes for Rottweilers and Pit Bulls cannot be longer than 6 feet.
- Owners are required to pick up and properly dispose of dog waste.
- Dogs must be under the control of the owner at all times, even when they are loose within a private yard.